

# \$284,900 - 9513 99 Avenue, Grande Prairie

MLS® #A2200999

**\$284,900**

4 Bedroom, 1.00 Bathroom, 1,000 sqft  
Residential on 0.16 Acres

Smith., Grande Prairie, Alberta

Your chance to own a charming 1000sq.ft bungalow with detached garage conveniently located in the Smith neighborhood! This property features 19x23.5' heated garage with wood floor, perfect for toy storage or an ideal "man cave". New South facing back patio greets you as you enter the rear mud-room and make your way up to the kitchen. Neutral paint tones welcome you with charm and warmth, included kitchen appliances and spacious dining nook with barnboard feature wall make this property feel like home. Front facing oversized living room allows tons of natural light and makes a great space for entertaining with nice sized front entry. 3 bedrooms up with updated main floor bath complete the upper level. Bsmt is fully developed with 4th bedroom, large rec-room, utility/storage area and back room currently used as a hobby area or would make a great for home-office space! Yard is fully fenced, tons of parking, back alley access and newer HWT, siding and shingles! This home is conveniently located close to parks, soccer fields, indoor rec center, schools and downtown amenities! A great home for first time buyer or revenue property!

Built in 1959

## Essential Information

MLS® #	A2200999
Price	\$284,900



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9513 99 Avenue
Subdivision	Smith.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0R1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed March 11th, 2025

Days on Market 2

Zoning RG

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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